

2

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

OIL, GAS AND MINERAL DEED

GRANTOR: Ericka J. Pineda

MAILING ADDRESS (including county): P.O. Box 340010
Sacramento, CA 95834

GRANTEE: Brenda Villalta

MAILING ADDRESS (including county): Placer County
8631 French Creek Ct
Roseville, CA 95747

CONSIDERATION:

Ten Dollars NO/100 (\$10.00) cash and other good and valuable consideration, the receipt of which is hereby acknowledged, and for which no lien, expressed or implied, is retained in this deed.

For the Consideration stated and subject to the Exceptions to Conveyance and Warranty, Grantor Ericka J. Pineda has **GRANTED, SOLD AND CONVEYED** and by these presents does **GRANT, SELL AND CONVEY** unto Brenda Villalta, Grantee, all of Grantor's mineral interest, including but not limited to oil, gas, carbon dioxide, and all other minerals in, on and under that certain property being situated in Tarrant County, Texas, and being more particularly described as follows, to-wit:

Lot 6, Ruby Harman's Addition, an Addition to the City of Hurst, Tarrant County, Texas, according to the Plat thereof Recorded in Volume 1858, Page 253, of the Deed Records of Tarrant County, Texas.

This conveyance covers 100% net mineral acres.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of Tarrant County, Texas.

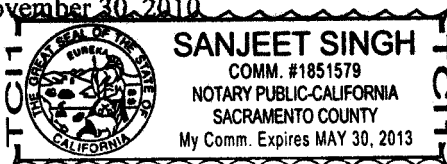
By the acceptance of this deed, the Grantee hereby agrees for Grantee, and Grantee's heirs, successors and assigns, that the damages recoverable against Grantor for breach of the limited warranty stipulated in this Deed shall be limited solely to a return of that portion of the consideration received by the Grantor whose interests have been sold, pledged, mortgaged, hypothecated or otherwise alienated in violation of said limited warranty.

Grantor does further convey to the Grantee any and all income, benefits, rights and privileges that will hereafter be due to the owner of said mineral rights, including but not limited to, all lease bonus, delay rentals and royalties. Grantor does further convey to the Grantee all such rights and benefits as may be necessary or convenient to the Grantee in the exploration, development, storage, transportation and production of said mineral rights, including, but not limited to, the right to enter into all leases, options, deeds, assignments and other contracts covering said property, to drill wells, lay pipelines, erect derricks, build roads, install tanks, separators, heaters and refineries, and to pool and unitize interests.

The aforesaid property does not constitute part of Grantors' homesteads.

IN WITNESS WHEREOF, the Grantor executed this deed on the date set forth below.

Date: November 30, 2010



Ericka J. Pineda
Signature of Grantor
Ericka J. Pineda
Type or Print Name

STATE OF CALIFORNIA, COUNTY OF SACRAMENTO

This instrument was acknowledged before me on December 1, 2010, by Ericka J. Pineda.

Sanjeet Singh
Notary Public, State of California
SANJEET SINGH
Notary's Printed / Typed Name

My Commission Expires: MAY 30, 2013

After recording, return to (name, address, phone)

Brenda Villalta

8631 French Creek Ct

Roseville, CA 95747

Prepared by (name, address and phone)

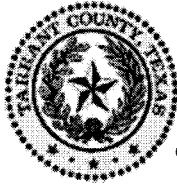
Meyer & Colegrove, PLLC

PO Box 1986

Frisco, TX 75034

SUZANNE HENDERSON

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

MEYER & COLEGROVE
P O BOX 1986
FRISCO, TX 75034

Submitter: MEYER & COLEGROVE

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 12/3/2010 1:06 PM

Instrument #: D210298584

LSE

3

PGS

\$20.00

By: _____

A handwritten signature in cursive script, appearing to read "Suzanne Henderson", is written over a horizontal line.

D210298584

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: CAMADDOCK